

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
45	-47	DECATUR ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	DE REMER MATTHEW J & MAGDALEN			
Owner 2:				
Owner 3:				
Street 1:	47 DECATUR ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	TRUESDALE DAVID P & LAUREN G -		
Owner 2:	-		
Street 1:	6 UPLAND WOODS CIR UNIT 412		
Twn/City:	NORWOOD		
St/Prov:	MA	Cntry	
Postal:	02062		

## NARRATIVE DESCRIPTION

This parcel contains .097 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2778 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4230.000	554,300	5,100	350,000	909,400
Total Card	0.097	554,300	5,100	350,000	909,400
Total Parcel	0.097	554,300	5,100	350,000	909,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:			327.42 /Parcel: 327.42

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	554,300	5100	4,230.	350,000	909,400		Year end	12/23/2021
2021	104	FV	417,100	5100	4,230.	350,000	772,200		Year End Roll	12/10/2020
2020	104	FV	417,200	5100	4,230.	350,000	772,300	772,300	Year End Roll	12/18/2019
2019	104	FV	387,700	5100	4,230.	317,200	710,000	710,000	Year End Roll	1/3/2019
2018	104	FV	387,700	5100	4,230.	300,800	693,600	693,600	Year End Roll	12/20/2017
2017	104	FV	363,300	5100	4,230.	262,500	630,900	630,900	Year End Roll	1/3/2017
2016	104	FV	363,300	5100	4,230.	224,200	592,600	592,600	Year End	1/4/2016
2015	104	FV	268,900	5100	4,230.	207,800	481,800	481,800	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
TRUESDALE DAVID	69925-196		9/13/2017		790,000	No	No	
ZONA MARY/ TRUS	64653-66		12/12/2014		659,000	No	No	
ZONA MARY,	57405-264		9/7/2011	Convenience	1	No	No	
ZONA MARY	53975-274		12/10/2009	Family	1	No	No	
ZONA MATTHEW	48757-502		12/29/2006	Family	1	No	No	
ZONA MICHAEL TR	35307-519		4/19/2002		452,000	No	No	
ZONA MATTEO A -	22137-83		6/19/1992		1	No	No	A

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2021	Permit Visit	DGM	D Mann
7/27/2021	Left Notice	DGM	D Mann
6/13/2018	MEAS&NOTICE	CC	Chris C
6/5/2015	Sales Review	PT	Paul T
5/14/2015	SQ Returned	MM	Mary M
4/24/2009	Measured	372	PATRIOT
3/22/2000	Inspected	263	PATRIOT
2/25/2000	Measured	263	PATRIOT
8/18/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

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Total AC/HA:	0.09711	Total SF/SM:	4230	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON		Total:	350,017	Spl Credit		Total:	350,000
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More: N	Total Yard Items:	5,100	Total Special Features:		Total:	5,100
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